

# PUBLIC HEARING AGENDA



## Planning & Zoning Commission

**REVISED**

**T U E S D A Y  
APRIL 27, 2004**

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8331 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in Planning Commission public hearings.

**PRE-SESSION - begins at 6:00 p.m. – Tempe City Council Chambers (Garden Level), 31 East Fifth Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Meeting Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.**

- Review of proposed Consent Agenda
- Review of past and future applications with staff

**PLANNING AND ZONING COMMISSION HEARING –7:00 p.m. – Council Chambers, 31 East Fifth Street.**

Consideration of March 10, 2004 and March 23, 2004 Minutes.

1. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **MILLSTONE TOWNHOMES** (Glenn A. Wilt, Jr, Brad Wilde, property owners, Barton Homes, Developer), located at 330 South Farmer Avenue, including the following:

**#ZON-2004.01 Ordinance 808.2004.01** for a zoning change from R-3, Multi-Family Residential Limited to R1-PAD, Single Family Residential on 2.8 gross acres.

**#SPD-2004.07** for a Preliminary and Final Planned Area Development (PAD) consisting of 53, 3-story, two and three bedroom townhomes (39, 3-bedroom and 14, 2-bedroom, totaling 42,103 square feet) on 2.48 net acres.

**#SBD-2004.08** for an Amended Final Subdivision Plat consisting of 53 lots and four (4) tracts on 2.48 net acres.

2. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **DANI DENTAL** (D&A Real Estate Holdings, LLC, property owner), **#SGF-2004.27** for an Amended General Plan of Development consisting of 140,292 s.f. on 15.14 net acres and a Final Plan of Development for Dani Dental consisting of a two story 16,292 s.f. office building for a medical laboratory on 1.05 net acres, located at 1243 East Broadway Road, including the following:

Use Permit:

1. Use permit for a laboratory in the PCC-2 zoning district.

Variances:

1. Reduce the required 8 foot masonry wall along the south property line to 7 feet.
2. Reduce the required side yard setback on the south property line from 60 to 49 feet.
3. Reduce the required side yard setback on the north property line from 60 to 49 feet.
4. Reduce the required rear yard setback on the east property line from 60 to 49 feet.

3. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **STUDENT HOUSING PROJECT** (Larry Henley, property owner) **#SPD-2004.29** for a Preliminary and Final Planned Area Development (PAD) consisting of 497,418 s.f. (190 Residential units, 11,512 s.f. of retail) on 2.68 net acres, located at 1010 South Terrace Road, including the following:

Variances:

1. Increase the maximum allowed floor area ratio (FAR) from 3.0 to 4.2.
  2. Reduce the minimum required street side yard (Terrace Road) and front yard (Lemon Street) building setback from 25 to 0 feet.
  3. Waive the required 6 feet landscape buffer for the first 236 feet beginning at the southwest corner along the west side property line and for the first 140 feet beginning at the northwest corner along the west side property line.
  4. Increase the maximum allowed parapet height from 5 to 7 feet.
  5. Reduce the required RV parking from 19 to 0 spaces.
4. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **McPETERS STORAGE FACILITY** (William McPeters, property owner) **#SGF-2004.30** for an Amended General Plan of Development for QuikTrip/McPeter's Storage consisting of 52,852 s.f. on 2.79 net acres, and a Final Plan of Development for McPeter's Storage, consisting of 47,433 s.f. on .84 net acres, located at 3803 S. Priest Drive, including the following:

Variances:

1. Reduce the minimum required building setback for a building taller than fifteen (15) feet adjacent to a residential zoning district along the north property line from twenty-seven (27) to twenty-two (22) feet (Phase II).
  2. Eliminate the requirement for art-in-private-development for a development that equals or exceeds 50,000 gross square feet.
5. **PLANNED DEVELOPMENT (0406)** Request by **Ritter Development Center** (Ritter Development, property owner) **#SBD-2004.33** for a Preliminary and Final Subdivision Plat consisting of one (1) lot on 4.7058 net acres, located at 625 S. Perry Lane.
6. **ZONING AND DEVELOPMENT CODE (0414)** Hold a public hearing for **CITY OF TEMPE – ZONING AND DEVELOPMENT CODE** (City of Tempe, applicant) **Ordinance 2003.36 #ZON-2003.19** for the proposed Zoning and Development Code. This Code will implement Tempe's General Plan and promote public health, safety, convenience, aesthetics and welfare. It encourages the efficient use of land, sustainable land use and building practices, transportation options and accessibility, and crime prevention. It will require timely citizen involvement in land use decision-making, and promote efficiency in development review and land use administration. The Code will regulate, among other things, building heights, setbacks, parking, landscaping and signs. It will also regulate what uses are allowed in a building and include procedures for requesting approval of a project. The proposed code will combine the CCR, C-1 and C-2 zoning districts into the CSS district and broaden the standards and uses allowed. It will also combine the I-1 and I-2 zoning districts into the LID district. A copy of the proposed code is on file with the City Clerk's Office. **Note: Continued from the April 13, 2004 public hearing.**

**POST-SESSION – begins after regular meeting – Tempe City Council Chambers, 31 E. Fifth Street. If necessary, continue pre-session discussion.**